



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

## COUNCIL COMMUNICATION

TO: City Council

FROM: City Manager

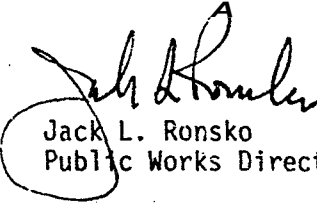
MEETING DATE: December 6, 1989

AGENDA TITLE: Set Public Hearing for December 20, 1989 Regarding the Updating of Storm Drainage Fees

RECOMMENDED ACTION: That the City Council set a public hearing for December 20, 1989 to hear a report on the updated storm drain fees.

BACKGROUND INFORMATION: One year ago, the City adopted updated storm drain fees in accordance with Assembly Bill 1600. The ordinance and subsequent resolution called for an annual update of the fees. This update is being prepared and will be presented on December 20, 1989. This hearing is required under the original ordinance and resolution adopted. It is anticipated that this hearing will be very short. Following the hearing, if there are no substantial changes, a resolution will be presented for adoption.

It will be recommended that the fees go into effect on January 1, 1990. The previous storm drain fees were updated every six months in accordance with the Engineering News Record Construction Cost Index and it is anticipated that the increase this year will be comparable.

  
Jack L. Ronsko  
Public Works Director

JLR/RCP/mt

APPROVED:

  
THOMAS A. PETERSON, City Manager

FILE NO.



**CITY OF LODI**  
**DEPARTMENT OF PUBLIC WORKS**

C I T Y O F L O D I

PUBLIC WORKS DEPARTMENT

STORM DRAINAGE

FEE STUDY

December 1989



1989

SET NO. 10

***City of Lodi***  
***Capital Improvement Program***

***Master Storm Drain System***

Introduction

This document presents the background material for the expansion and funding of the City's Master Storm Drain System. The report consists of the following:

Storm Drain Fee Calculation - summary of figures used to calculate fee

Storm Drain Fee History - summary of fees collected, interest and expenditures

Project Summary - list of projects and their total cost

Master Storm Drain System Map - shows service area and projects

Project Sheets - individual sheets describing the project with cost estimate

Ordinance - Ordinance No. 1440 implementing the storm drain fee

Resolution - Resolution 88-165 setting the fee for 1989 and administrative procedures

Update Resolution - the draft 1990 fee update resolution

General Information

The City's Master Storm Drain system consists of an interconnected network of detection basins, pump station, and trunk lines. The system is based on a plan described in the 1963 Master Plan prepared by Blair-Westfall Associates although the plan has been modified by various Council decisions since then.

The basic system is shown on the attached Map. Various interconnecting lines and lines smaller than 30" are not shown.

The Storm Drainage Fee is used to pay for these Master facilities. Fees collected are placed in a separate, interest bearing fund (123.1). Funds are appropriated by the City Council as part of the annual Capital Improvement Program.

**City of Lodi**  
**Capital Improvement Program**

**Master Storm Drain System**  
**Storm Drain Fee Calculation**

Total Cost of Remaining Improvements

All projects shown on the Master Storm Drain System Project Summary Sheet: **\$8,688,000**

Less Fund Balance: **(\$12,381)**

Total: **\$8,675,619**

Remaining Service Area

Residential Acreage: **1129.5**

(includes all areas with C-factor  
of 0.5 or less; also excludes acreage  
covered by pre-existing agreements)

Commercial/Industrial Acreage: **763.5**

Total Acreage: **1893.1**

Cost Allocation Formula

Cost per Commercial/Industrial Acre = **1.333** times Cost per Residential Acre

Acreage Fee Calculation

Residential Fee: \$4.050 per acre x **1129.6** acres equals: **\$4,574,880**

Comm'l & Industrial Fee: \$5,400 per acre x **763.5** acres equals: **\$4,122,900**

Total: **\$8,697,780**

Note: Acreage fee is rounded to nearest \$10., thus  
total does not exactly agree with total cost.

**City of Lodi****Capital Improvement Program****Master Storm Drain System****Storm Drain Fee History**

Storm Drain Fund (AB 1600) - 123.1

Fiscal Year	Beg. Balance	Fees Collected	Interest	Expenditures	End. Balance	Remarks
1988/89	\$ 0.00	\$ 30,185.00	\$ 4,395.64	\$ 22,200.00	\$ 12,380.64	completed project MSD019; deleted MSD006
1989/90	12,380.64					

**City of Lodi**  
**Capital Improvement Program**

**Master Storm Drain System**  
**Project Summary**

<u>Project Number</u>	<u>Project Title</u>	<u>Updated Cost for:</u>	<u>Jan-90</u>
MSD001	C-Basin Development	(Pixley Park)	\$ 691,000
MSD002	Calaveras St. Storm Drain	Lockeford to Turner	120,000
MSD003	Turner Rd./Guild Ave. Storm Drain		213,000
MSD004	Pine St. Storm Drain	Guild Ave. to 800' E/Guild	42,000
MSD005	Thurman St. Storm Drain		70,000
MSD006	Vine St. Storm Drain	400' E/Cluff Ave. to Guild Ave.	none
MSD007	C-Basin Southeast Area Storm Drain		172,000
MSD008	Evergreen Dr. Storm Drain	White Oak Way to 500' N/Turner Rd.	129,000
MSD009	Evergreen Dr. Storm Drain	Bayberry Dr to 1400' S/Bayberry	63,000
MSD010	E-Basin Expansion	(Westgate Park)	1,244,000
MSD011	F-Basin Development		2,168,000
MSD012	F-Basin North/South Storm Drain		366,000
MSD013	Kettleman Lane Storm Drain	East of G-Area Trunk Line	148,000
MSD014	Kettleman Lane Storm Drain	Vest of G-Area Trunk Line	184,000
MSD015	G-Basin Southeast Area Storm Drain		260,000
MSD016	Orchis Drive Storm Drain	West of Sylvan Way	63,000
MSD017	G-Basin Development	(future family golf center)	2,673,000
MSD018	Master Storm Drain System Engineering		82,000
C MSD019	Lodi Ave. Storm Drain	600' E/Cluff Ave. to Guild Ave.	none

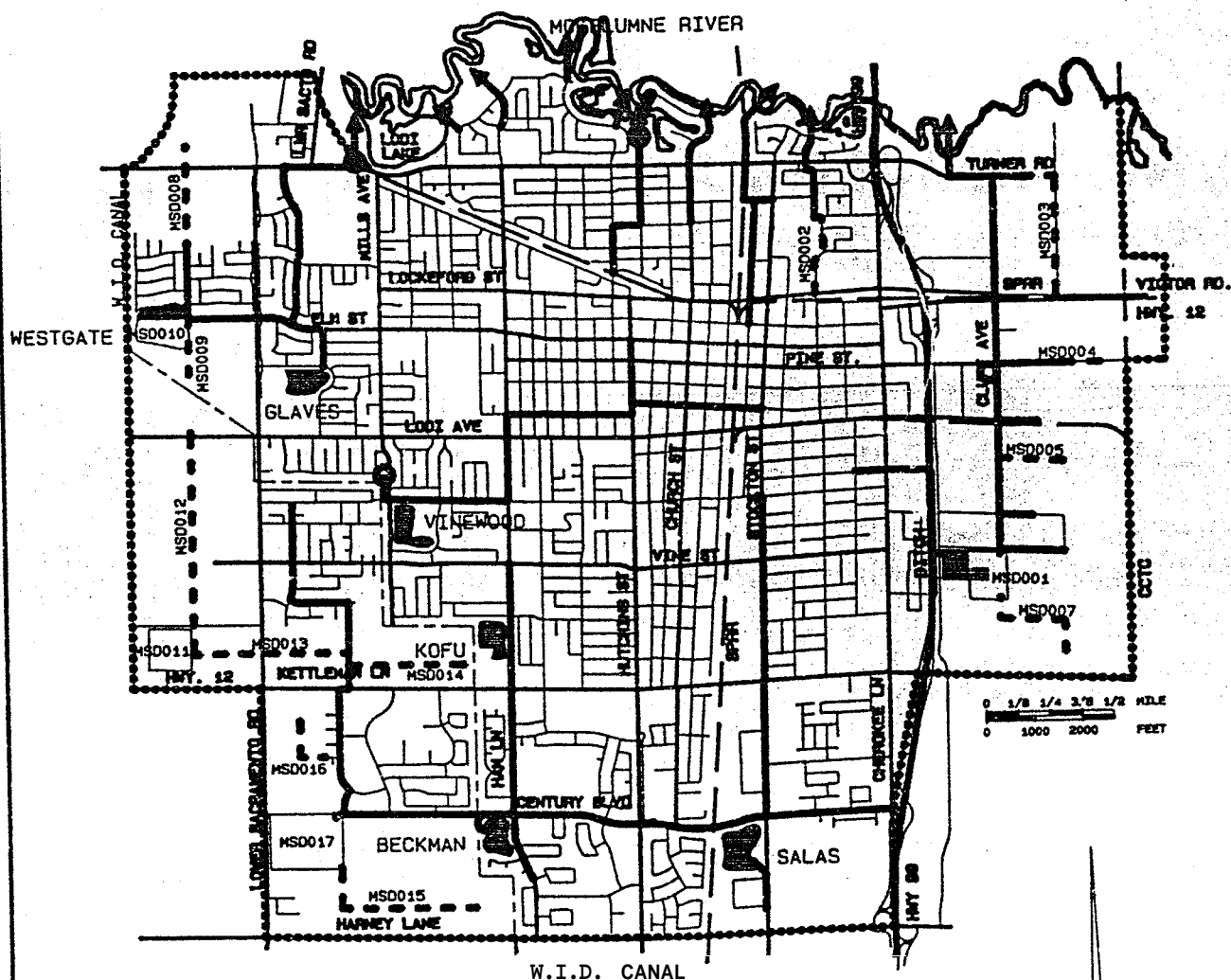
**Total Cost: \$ 8,688,000**

**Remarks**

Refer to individual project sheet for details.  
C indicates completed project



# MASTER STORM DRAIN SYSTEM



## TRUNK LINES & OUTFALLS

EXISTING

## FUTURE

## BASIN/PARKS

## FUTURE

EXIST'ING

DRAINAGE AREA (APPROX.)

PUMP STATION

MSD001 PRGJECT NUMBER

STORM DRAIN A



**City of Lodi**  
**Capital Improvement Program**

**C-Basin Development**  
**(Pixley Park)**

Project Description

This project included the expansion and development of the C-Basin according to the Master Plan adopted in 1988 (Dwg 88E003). The estimates are for Master Storm Drain improvements only. Park improvements are estimated separately.

The basin will be developed in phases as shown. Excavation will be over a period of approximately 3 years.

It is assumed the landscape architect who prepared the Master Plan will be retained to participate in the design of the grading, landscaping and irrigation.

Related Projects

Project Number: MSD001

Estimated Costs

Item	Amount	Date of Estimate	ENR Index	Updated Cost for:	Jan-90 ENR Index:
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants: Bigler, design concepts, landscaping)	4,000				
Design Eng.:					
Construction:					
a) Excavation, fence budgeted 88/89					
b) Street Improv's	171.000	Jun-88	4525		\$ 176,000
c) Interior drainage	72.000	Dec-86	4348		\$ 77,000
d) Control/Pump Str.	140.000	Jun-88	4525		\$ 144,000
e) Landscape/Irrig.	284.700	Jun-88	4525		\$ 294,000
Other:					

**Total Cost: \$ 691,000**

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

**City of Lodi**

**Capital Improvement Program**

**Calaveras St. Storm Drain**

**Lockeford to Turner**

Project Description

This project includes the installation of a 30" storm drain in Calaveras Street to carry drainage from the Lockeford St. area to the trunk line in Pioneer Drive.

Related Projects

Project Number: MSD002

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u> <u>ENR Index:</u>	<u>Jan-90</u> <u>4665</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:	9,000	Jun-88	4525		\$ 9,000
Construction:	108,000	Jun-88	4525		\$ 111,000
Other:					

**Total Cost: \$ 120,000**

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction: if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

**City of Lodi**  
**Capital Improvement Program**

**Turner Rd./Guild Ave. Storm Drain**

Project Description

This project includes the installation of approximately 650 LF of 60", 800 LF of 54" and 1150 LF of 42" storm drains in Turner Rd. and Guild Ave. plus manholes. The lines will connect to the existing 60" line in Turner Rd.

The project will be phased to accommodate adjacent development.

Related Projects

Project Number: MSD003

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Jan-90 ENR Index:</u>
Prelim Eng:					4665
EIR:					
Rights Of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	206,700	Jun-88	4525		213.00
Other:					

**Total Cost: \$ 213,000**

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.  
 Construction includes contract administration & inspection unless shown otherwise.

**City of Lodi**

Capital Improvement Program

**Pine St. Storm Drain**

Guild Ave. to 800' E/Guild

**Project Description**

This project includes the installation of approximately 800 LF of 30" storm drain and manholes.

The project will be phased to accommodate adjacent development.

**Related Projects**

Project Number: MSD004

<u>Estimated Costs</u>					
<u>Item</u>	<u>Amount</u>	<u>Date of</u>	<u>ENR</u>	<u>Updated Cost for:</u>	<u>Jan-90</u>
		<u>Estimate</u>	<u>Index</u>	<u>ENR Index:</u>	<u>4665</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	40.600	Jun-88	4525		\$ 42,000
Other:					

**Total Cost: \$ 42,000**

**Remarks**

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

**City of Lodi**  
**Capital Improvement Program**

**Thurman St. Storm Drain**

Project Description

This project includes the installation of approximately 1250 LF of 36" storm drain and manholes.

The line will extend east from the existing 54" trunk line located in an easement along the extension of Clu Ave.

The project will be phased to accomodate adjacent development.

Phase 1 - across Industrial Substation Frontage (535')

Phase 2 - from Substation to Guild Ave

Related Projects

Project Number: MSD005

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Jan-90 ENR Index:</u>
Prelim Eng:					4665
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction: Phase 1	29,000	Jun-88	4525		\$ 30,000
Phase 2	39,000	Jun-88	4525		\$ 40,000
Other:					
				<b>Total Cost: \$</b>	<b>70,000</b>

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction

Construction includes contract administration & inspection unless shown otherwise

**City of Lodi****Capital Improvement Program****Vine St. Storm Drain****400' E/Cluff Ave. to Guild Ave.**Project Description

This project includes the installation of approximately 650 LF of 30" storm drain and manholes.

A portion of this project was completed as part of adjacent industrial development which was subject to the previous Master Storm Drain fee. thus some of the project was funded from that account.

The project is being shown for the 1990 fee update to provide a record of the project.

Related Projects

Project Number: MSD006

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>ENR Index:</u>
Prelim Eng:				Jan-90	4665
ESR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng. :					
Construction:					
a) 444' E/Cluff to 750' E/Cluff	completed				
b) 750' E/Cluff to Guild	completed				
Other:					

**Total Cost: \$ none**Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes construction & inspection unless shown otherwise.

**City of Lodi**  
**Capita7 Improvement Program**

**C-Basin Southeast Area Storm Drain**

Project Description

This project includes the installation of 42" and 30" storm drains and manholes south and east of C-Basin (Pixley Park) to Guild Ave.

The project will include an inlet structure at the southeast corner of the basin. Exact alignment of the storm drain will depend on the street layout of the area.

The project will be phased to accommodate adjacent development.

Related Projects

Project Number: MSD007

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u> <u>ENR Index:</u>	<u>Jan-90</u> <u>4665</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng. :					
Construction:	167,000	Jun-88	4525		\$ 172,000
Other:					

**Total Cost: \$ 172,000**

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction. if not, it is included in construction  
 Construction includes contract administration & inspection unless shown otherwise

**City of Lodi**  
**Capita? Improvement Program**

**Evergreen Dr. Storm Drain**  
**White Oak Way to 500' N/Turner Rd.**

Project Description

This project includes the installation of 36" and 30" storm drains and manholes north of the Parkwest Subdivision.

The line will connect to the existing trunk line in Evergreen Dr. to E-Basin (Westgate Park).

The project will be phased to accomodate adjacent development.

Related Projects

Project Number: MSD008

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Jan-90 ENR Index:</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	125,000	Jun-88	4525		\$ 129,000
Other:					

**Total Cost: \$ 129,000**

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.  
 Construction includes contract administration & inspection unless shown otherwise.



*City of Lodi*  
*Capital Improvement Program*

*Evergreen Dr. Storm Drain*  
*Bayberry Dr to 1400' S/Bayberry*

Project Description

This project includes the installation of 36" and 30" storm drains and manholes south of the Parkwest Subdivision.

The line will connect to the existing trunk line in Evergreen Dr. to E-Basin (Westgate Park).

The project will be phased to accomodate adjacent development.

Related Projects

Project Number: MSD009

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u> <u>ENR Index;</u>	<u>Jan-90</u> <u>4665</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	61.300	Jun-88	4525		\$ 63,000

Other:

**Total Cost: \$ 63,000**

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction, if not.

it is included in construction

Construction includes contract administration & inspection unless shown otherwise

**City of Lodi**  
**Capital Improvement Program**

**E-Basin Expansion**  
**(Westgate Park)**

Project Description

This project includes the expansion and development of the E-Basin according to the Master Plan adopted in 1986 (Dwg 88E002). The estimates are for Master Storm Drain improvements only. Park improvements are estimated separately.

The basin expansion will be needed when either of the areas north or south of the Parkwest Subdivision develop.

It is assumed the excavation will be done at no net cost to the City.

See also project

Project Number: MSD010

<u>Estimated Costs</u>		<u>Date of</u>		<u>ENR</u>		<u>Updated Cost for:</u>	<u>Jan-90</u>
<u>Item</u>	<u>Amount</u>	<u>Estimate</u>	<u>Index</u>	<u>ENR Index:</u>		<u>4665</u>	
Prelim Eng:							
EIR:							
Rights of Way: (15.5 Ac @ \$42,000/ac)	651,000	Jan-90	4665				\$ 651,00
Easements:							
Consultants: (appraisal)	3,000	Jan-90	4665				\$ 3.00
Design Eng. :							
Construction:							
a) Fence	62,920	Jun-88	4525				\$ 65.00
b) Street Improv's	140,400	Jun-88	4525				\$ 145.00
c) Interior drainage	100,750	Jun-88	4525				\$ 104.00
d) Control/Pump Str. (existing)							
e) Landscape/Irrig.	268,060	Jun-88	4525				\$ 276.00
Other:							
						<b>Total? Cost: \$</b>	<b>1,244,001</b>

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise

**City of Lodi**  
**Capital Improvement Program**

**F-Basin Development**

Project Description

This project includes the development of the F-Basin to be located north of Kettleman Lane, west of Lower Sacramento Road. No detailed plan has been adopted for this park.

The basin will be needed when the area west of Lower Sacramento Road between Kettleman Lane and the WID canal develops.

It is assumed the excavation will be done at no net cost to the City.

Related Projects

Project Number: MSD011

Estimated Costs

Item	Amount	Date of Estimate	ENR Index	Updated Cost for: ENR Index:	Jan-90 4665
Prelim Eng:	\$ 5,000	Jun-88	4525		\$ 5,000
EIR:					
Rights of Way: (25 Ac @ \$42,000/ac)	1,050,000	Jan-90	4665		\$ 1,050,000
Easements:					
Consultants: (appraisal)	3,000	Jan-90	4665		\$ 3,000
Design Eng.:					
Construction: a) Fence	119,600	Jun-88	4525		\$ 123,000
b) Street Improv's	244,400	Jun-88	3525		\$ 252,000
c) Interior drainage	162,500	Jun-88	4525		\$ 168,000
d) Control/Pump Str.	117,000	Jun-88	4525		\$ 121,000
e) Landscape/Irrig.	432,250	Jun-88	4525		\$ 446,000
Other:					

**Total Cost: \$ 2,168,000**

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction: if not, it is included in construction.  
Construction includes contract administration & inspection unless shown otherwise.

**City of Lodi**  
**Capital Improvement Program**

**F-Basin North/South Storm Drain**

Project Description

This project includes the installation of 54", 48", 42" and 30" storm drains and manholes north of F-Basin.

Exact alignment and lengths of the storm drains will depend on the street layout of the area.

The project will be phased to accomodate adjacent development.

Related Projects

Project Number: MSD012

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of</u>	<u>ENR</u>	<u>Updated Cost for:</u>	<u>Jan-90</u>
		<u>Estimate</u>	<u>Index</u>	<u>ENR Index:</u>	
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	355,000	Jun-88	4525		\$ 366.0

Other:

**Total Cost: \$ 366,000**

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

**City of Lodi**  
Capital Improvement Program

**Kettleman Lane Storm Drain**  
East of G-Area Trunk Line

Object Description

This project includes the installation of 36" and 30" storm drains and manholes north of Kettleman Lane easterly from the existing 54" trunk line.

Exact alignment and lengths of the storm drains will depend on the street layout of the area.

The project will be phased to accomodate adjacent development.

Related Projects

Project Number: MSD013

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR</u>	<u>Updated Cost for:</u> <u>ENR Index:</u>	<u>Jan-90</u> <u>4665</u>
Prelim Eng:					
EIR:					
Rights Of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	144,000	Jun-88	4525		\$ 148,000
Other:					

**Total Cost: \$ 148,000**

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

**City of Lodi**  
**Capita7 Improvement Program**

**Kettleman Lane Storm Drain**  
**West of 6-Area Trunk Line**

Project Description

This project includes the installation of a 30" storm drain and manholes north of Kettleman Lane westerly from the existing 54" trunk line to the future F-Basin.

Exact alignment and lengths of the storm drains will depend on the street layout of the area.

The project will be phased to accomodate adjacent development.

The estimate included jacking pipe across Lower Sacramento Road.

Related Projects

Project Number: MSD014

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u> <u>ENR Index:</u>	<u>Jan-90</u> <u>4665</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	178,000	Jun-88	4525		\$ 184,000
Other:					

**Total Cost: \$ 184,000**

Remarks

Design Engineering shows separately if anticipated to be budgeted prior to construction; if not, it is Included in construction.

Construction includes contract administration & inspection unless shown otherwise.

**City of Lodi**  
**Capital Improvement Program**

**G-Basin Southeast Area Storm Drain**

**Project Description:**

This project includes the installation of 48" and 36" storm drains and manholes south and east of the 6-Basin. A second inlet will be added to the 6-Basin at the southeast corner.

Exact alignment and lengths of the storm drains will depend on the street layout of the area.

The project will be phased to accommodate adjacent development.

**Related Projects**

Project Number: **MSD015**

<u>Estimated Cost Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u> <u>ENR Index;</u>	<u>Jan 80</u> <u>4665</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	252.500	Jun-88	4525		\$ 260.000
Other:					
					<b>Total Cost: \$ 260,00</b>

**Remarks**

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

**City of Lodi**

**Capital Improvement Program**

**Orchis Drive Storm Drain**

**West of Sylvan Hay**

Project Description

This project includes the installation of 36" and 30" storm drains and manholes west and north from the existing 36" storm drain in Orchis Way.

Exact alignment and lengths of the storm drains will depend on the street layout of the area.

The project will be phased to accommodate adjacent development.

Related Projects

Project Number: MSD016

<u>Estimated Costs</u>		Date of ENR		Updated Cost for:	
<u>Item</u>	<u>Amount</u>	<u>Estimate</u>	<u>Index</u>	<u>ENR Index:</u>	<u>Jan-90</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	60,800	Jun-88	4525		\$ 63,000
Other:					

**Total Cost: \$ 63,000**

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.



**City of Lodi**  
**Capital Improvement Program**

**6-Basin Development**  
**(future family golf center)**

Project Description

This project includes the expansion and development of the 6-Basin according to the family golf center concept. The estimates are for Master Storm Drain improvements only. Golf course improvements are estimated separately.

The basin will be developed in phases as shown. Excavation will be over a period of approximately 3 years with no net cost to the City.

It is assumed a golf course architect will be retained to participate in the design of the grading, landscaping and irrigation.

Related Projects

Project Number: MSD017

<u>Estimated Costs</u>		<u>Date of</u>		<u>ENR</u>	<u>updated Cost for:</u>
<u>Item</u>	<u>Amount</u>	<u>Estimate</u>	<u>Index</u>		<u>Jan-90</u>
Prelim Eng: EIR:					
Rights of Way: (24 Ac @ \$42,000/ac)	1,008,000	Jan-90	4525		\$ 1,039,060
Easements:					
Consultants: (design concepts, landscaping)	6,000	Jun-88	4525		\$ 6,000
Design Eng.: (reappraisal)	3,000	Jan-90	4525		\$ 3,000
Construction:					
a) Excavation, fence	160,160	Jun-88	4525		\$ 165,000
b) Street Improv's	374,400	Jun-88	4525		\$ 386,000
c) Interior drainage	135,000	Jun-89	4593		\$ 137,000
d) Control/Pump Str.	117,000	Jun-88	4525		\$ 121,000
e) Landscape/Irrig.	803,400	Jun-89	4593		\$ 816,000
Other:					
<b>Total Cost: \$ 2,673,000</b>					

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

**City of Lodi**  
**Capital Improvement Program**

**Master Storm Drain System Engineering**

**Project Description**

This project includes engineering and administration of the Master Storm Drain system which consists of planning, system studies, map updating, storm drain fee calculations and updates.

This engineering will include development of additional projects needed to mitigate the impact of infill development and conversion of land to higher runoff developments.

The projects may include:

- o increasing basin capacity
- o extension of Master Plan trunk lines
- o improvement of flow regulation/control system as the system grows and becomes more complex

**Related Projects**

Project Number: MSD018

**Estimated Costs**

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Jan-90 ENR Index:</u>
Prelim Eng:					4665
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.: (\$4,000/yr x 20 yrs	80,000	Jur-88	4525		\$ 82,000
Construction:					
Other:					

**Total Cost: \$ 82,000**

**Remarks**

Design Engineering shown separately if anticipated to be budgeted prior to construction, if not,

it is included in construction

Construction includes contract administration & inspection unless shown otherwise

**City of Lodi**  
**Capita7 Improvement Program**

**Lodi Ave. Storm Drain**  
**600' E/Cluff Ave. to Guild Ave.**

Project Description

This project included the installation of approximately 600 LF of 30" storm drain and manholes.

This project has been redesigned and completed as part of the Griffin Industrial Park.

The project is being shown for the 1990 fee update to provide a record of the project.

Related Projects

Project Number: MSD019

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Jan-90</u>
Prelim Eng:				<u>ENR Index:</u>	<u>4665</u>
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	completed				
Other:					

**Total Cost: \$ none**

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction. if not, it is included in construction.  
 Construction includes contract administration & inspection unless shown otherwise

ORDINANCE NO. 1440

AN ORDINANCE OF THE LODI CITY COUNCIL ESTABLISHING  
A STORM DRAINAGE FEE FOR DEVELOPMENTS WITHIN THE CITY OF LODI

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. PURPOSE.

In order to implement the goals and objectives of the City of Lodi's General Plan, and to mitigate the impacts upon the drainage system of the City caused by future development, certain public drainage improvements or facilities must be or have been required to be constructed. The Lodi City Council has determined that a development impact fee is necessary and appropriate in order to finance these public drainage improvements and to pay for each development's fair share of the construction costs of such improvements. In establishing the fee described in the following sections, the City Council has found the fee to be consistent with its General Plan, and pursuant to Government Code 465913.2, has considered the effects of the fee with respect to the City's housing needs as established in the Housing Element of the General Plan.

The City Council also finds that the City's storm drain system, which consists of an interconnected network of pumping stations, retention basins and trunk lines has been planned as a unified system and constructed in stages since 1963 using a combination of funding sources including a Master Storm Drain Fee. The City Council finds that it is in the best interest of the entire City that properties that are to be developed pay the cost of additional storm drain facilities in accordance with the Storm Drain Master Plan so said costs will not become a burden on City taxpayers.

## SECTION 2. ESTABLISHMENT OF THE STORM DRAINAGE FEE

There is hereby established, upon issuance of all building, use or occupancy permits and subdivision maps for development in the City of Lodi, a Storm Drainage Fee.

This fee is established to pay for public drainage improvements. The City Council shall, in a Council resolution adopted after a duly noticed public hearing, set forth the specific amount of the fee, describe the benefit, list the specific municipally-owned improvements to be financed, describe the estimated cost of these facilities, describe the reasonable relationship between this fee and the various types of new developments, and set forth the time for payment. As described in the fee resolution, this development fee shall be paid by each developer as specified in Government Code §53077.5, referring to time of collection. On an annual basis, the City Council shall review this fee to determine whether the fee amounts are reasonably related to the impacts of developments and whether the described public drainage facilities are still needed.

Said Resolution and associated studies shall be available to the general public for a period of at least fourteen days prior to the public hearing.

## SECTION 3. LIMITED USE OF FEE REVENUES.

The revenues raised by payment of these fees shall be placed in a separate and special account, and such revenues, along with any interest earnings on that account, shall be used solely to:

- (a) Pay for the City's future construction of drainage facilities described in the resolutions enacted pursuant to Section 2 above, or to reimburse the City for those described or listed facilities constructed by the City with funds advanced by the City from other sources, **or**;
- (b) Reimburse developers who have been required or permitted by Section 4 hereunder to install such listed facilities which are oversized, with supplemental size, length, or capacity.
- (c) To pay for and/or reimburse costs of program development and ongoing administration of the fee program for such public facilities.

**SECTION 4. DEVELOPER CONSTRUCTION OF FACILITIES.**

Whenever a developer is required, as a condition of approval of a subdivision map or development permit, to construct a public drainage facility described in a resolution adopted pursuant to Section 2 above, which facility is determined by the City to have supplemental size, length, or capacity over that needed for the impacts of that development, and when such construction is necessary to insure efficient and timely construction of the facility's network, a reimbursement agreement with the developer and a credit against the fee, which would otherwise be charged pursuant to this ordinance on the development project, shall be offered. The reimbursement amount shall not include the portion of the improvement needed to provide services or mitigate the burdens created by the development.

SECTION 5. APPEALS

Any appeal from the imposition of fees under this ordinance shall be done in substantial conformance with the procedures found in Lodi Municipal Code § 13.12.590.

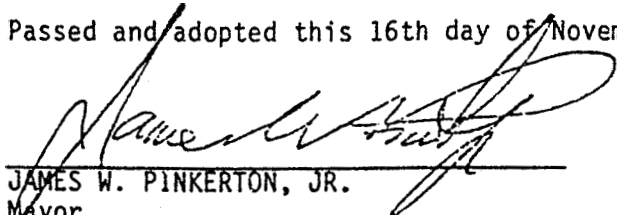
SECTION 6. EFFECTIVE DATE OF FEE

This ordinance was adopted at a noticed public hearing, at which time the City Council also considered the initial development impact fee resolution. This fee shall apply to the issuance of any building, use or occupancy permit, or for any development approval issued after thirty days following this ordinance's passage.

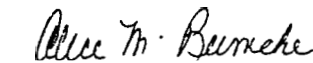
SECTION 7. PUBLICATION

This ordinance shall be published once within fifteen days of its adoption in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi.

Passed and adopted this 16th day of November, 1988

  
JAMES W. PINKERTON, JR.  
Mayor

Attest:

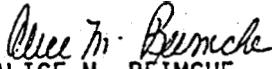
  
ALICE M. REIMCHE  
City Clerk

State of California  
County of San Joaquin, ss.


I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1440 was introduced at a regular meeting of the City Council of the City of Lodi held November 2, 1988 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held November 16, 1988 by the following vote:

Ayes: Council Members - Hinchman, Olson, Reid, Snider and  
Pinkerton (Mayor)  
Noes: Council Members - None  
Absent: Council Members - None  
Abstain: Council Members - None

I further certify that Ordinance No. 1440 was approved and signed by the Mayor on the date of its passage and the same has been published pursuant to law,

  
ALICE M. REIMCHE  
City Clerk

Approved as to Form

  
BOBBY W. McNATT  
City Attorney



RESOLUTION NO. 88-165

A RESOLUTION OF THE LODI CITY COUNCIL  
ESTABLISHING A STORM DRAINAGE FEE FOR ALL DEVELOPMENTS  
WITHIN THE CITY OF LODI

WHEREAS, the Lodi City Council has adopted Ordinance No. 1440, creating and establishing the authority for imposing and charging a Storm Drainage Fee in the City of Lodi; and

WHEREAS, studies have been made and data gathered on the impact of contemplated future development on existing public drainage facilities in the City of Lodi, along with an analysis of the need for new public drainage facilities and improvements required by new development was conducted, and said ordinance and study set forth the relationship between new development, the needed facilities, and the estimated cost(s) of those improvements. This study, entitled Master Storm Drain System was prepared by the City of Lodi Public Works Department, Engineering Division and is dated November 1988; and

WHEREAS, such information was available for public inspection and review fourteen days prior to the public hearing; and

WHEREAS, the City Council finds as follows:

1. The purpose of this fee is to finance Master Drainage facilities and to reduce the impacts of flooding and related problems caused by new development, within the City of Lodi;
2. The Storm Drainage Fees collected pursuant to this resolution shall be used to finance only the public facilities described or identified in the project summary of said study, attached hereto as Exhibit 1;
3. After considering available information and data, and the testimony received at the public hearing, the Council approves said study and incorporates such study herein, and further finds that new development within the City of Lodi will generate additional drainage impacts within the impacted area described in the map attached hereto as Exhibit 2 and will contribute to the degradation of the existing drainage facilities and the overall quality of life in that area;
4. There is a need in this described impact area for such drainage facilities which have not been constructed or have been constructed, but new development has not contributed its fair share toward these facility costs and said facilities have been called for in or are consistent with the City of Lodi's General Plan, and/or Master Drainage Plan.

5. The facts and evidence presented establish that there is a reasonable relationship between the need for the described public facilities and the impacts of the types of development described in paragraph 3 above, for which the corresponding fee is charged, and, also there is a reasonable relationship between the fee's use and the type of development for which the fee is charged, as these reasonable relationships or nexus are in more detail described in the studies and data referenced above;
6. It is appropriate to establish the fee on a city-wide basis in order to construct facilities in a timely and cost effective manner and reduce the need for replacement of existing facilities in order to accommodate new development;
7. The cost estimates set forth in Exhibit 1 are reasonable costs estimates for constructing these facilities, and the fees expected to be generated by new development will not exceed the total of such costs;
- a. The City has appropriated funds and established a Capital Improvement Program which includes a portion of the projects shown in Exhibit 1;

NOW, THEREFORE, IT IS RESOLVED by the Lodi City Council that:

1. DEFINITIONS.

- (a) "New development" shall mean the filing of a Final Subdivision Map or the construction or reconstruction of any residential, commercial, industrial or other nonresidential improvements, or other improvements such as parking or storage lots or the installation of storm drains. New development shall not include reconstruction of improvements on property for which a Storm Drainage Fee has already been paid except as provided in Section 2(c) of this Resolution. For purposes of this Resolution, "previous Storm Drainage Fee" refers to Master Storm Drainage Fees per Resolution 3618, or per this Resolution.
- (b) "Gross acre" shall mean the area of the development plus street frontage computed to the centerline of the street or forty (40) feet from the ultimate right-of-way, whichever is less.

2. FEES.

STORM DRAINAGE FEE

The City Council hereby repeals Resolution No. 3618, "Master Drainage Program Fee", adopted April 5, 1972, and Resolution No. 4394, "Intract Drainage Fee", adopted September 21, 1977, and herein provides for a unified fee structure for such Storm Drainage Fees as follows:

- (a) For new residential development, the Storm Drainage Fee shall be \$3620.00 per gross acre, and
- (b) For each new commercial or industrial development, the Storm Drainage Fee shall be \$4830.00 per gross acre, and
- (c) For each conversion of residential development to commercial or industrial development, where a Storm Drainage Fee was previously paid, the Storm Drainage Fee shall be \$1210.00 per gross acre.

The fee shall not apply to City projects, other projects exempted by law, nor to reconstruction of, or additions to single family dwellings.

3. TIME OF PAYMENT.

In accordance with Government Code § 53077.5(b), such Storm Drainage fees shall be paid prior to the Final Subdivision Map filing; or, in cases of Parcel Maps or other developments, prior to the issuance of a building or other permit, by all non-exempted new development in this area. The Public Works Director shall determine the type of development, area to be charged, and the corresponding fee in accordance with this Resolution.

4. USE OF FEE.

The fee shall be solely used to pay (1) for the described public facilities to be constructed by the City; (2) for reimbursing the City for the developer's fair share of those capital improvements already constructed by the City; or (3) to reimburse developers who have constructed public facilities described in Exhibit 1 attached hereto, where those facilities were beyond that needed to mitigate the impacts of the developer's project(s).

5. FEE REVIEW.

The Public Works Director shall, on an annual basis, review the estimated cost of the described capital improvements, the continued need for those improvements, and the reasonable relationship between such need and the impacts of the various types of development pending or anticipated and for which this fee is charged. The Public Works Director shall report his findings to the City Council at a noticed public hearing and recommend any adjustment to this fee or other action as may be needed.

6. JUDICIAL ACTION TO CHALLENGE THIS RESOLUTION.

Any judicial action or proceeding to attack, review, set aside, void or annul this resolution shall be brought within 120 days following its adoption.

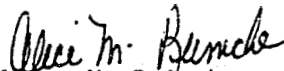
PASSED AND ADOPTED THIS 21st day of December, 1988.

I hereby certify that Resolution No. 88-165 was passed and adopted by the City Council of the City of Lodi in a regular meeting held December 21, 1988 by the following vote:

Ayes: Council Members - Hinchman, Olson, Reid, Snider and  
Pinkerton (Mayor)

Noes: Council Members - None

Absent: Council Members - None

  
Alice M. Reimche  
City Clerk

(ATTACHMENTS: 1) Exhibit 1 List of Public Facilities to be financed.  
2) Exhibit 2 Map of Impacted Areas.

RESOLUTION NO. 89-

A RESOLUTION OF THE LODI CITY COUNCIL  
AMENDING THE **STORM** DRAINAGE FEES FOR ALL DEVELOPMENTS WITHIN THE  
CITY OF LODI AS ESTABLISHED BY ORDINANCE **1440** AND RESOLUTION **88-165**

=====

WHEREAS, in compliance with State law, the City of Lodi on November **16**, 1988 adopted Ordinance **1440**, setting in place a procedure for the establishment of storm drainage fees; and

WHEREAS, pursuant to Ordinance 1440 and Resolution 88-165 adopted thereunder, the Public Works Director is required to annually review such fees and make recommendations for adjustments; and

WHEREAS, the Public Works Director has conducted such review and made certain recommendations for adjustment of storm drainage **fees**;

**NOW, THEREFORE, BE IT RESOLVED BY THE LODI CITY COUNCIL AS FOLLOWS:**

**SECTION 1.** Following noticed public hearing and due consideration of evidence presented, that portion of Resolution 88-165, Section 2, establishing fees for certain types of development, is hereby amended to read as follows:

- (a) For **new** residential development, the storm drainage fee shall be \$4050 per gross acre, and
- (b) For each new commercial or industrial development, the storm drainage fee shall be \$5400 per gross acre, and
- (c) For each conversion of residential development to commercial or industrial development where a storm drainage fee was previously paid, the storm drainage fee shall **be** \$1350 per gross acre.

The fee shall become effective January 1, 1990.

The fee shall not apply to City project(s), other projects exempted by law, nor to reconstruction of, or additions to single family dwellings .

All remaining portions of Resolution 88-165 shall remain in full force and effect.

SECTION 2. PUBLICATION.

This resolution shall be published one time in the Lodi News Sentinel, a daily newspaper of general circulation printed and published in the City of Lodi.

Dated:

=====

I hereby certify that Resolution No. \_\_\_\_\_ was passed and adopted by the City Council of the City of Lodi in a regular meeting held \_\_\_\_\_ by the following vote:

Aye: Council Members -

Noes: Council Members -

Absent: Council Members -

Alice M. Reimche  
City Clerk